

COUNTY OF SAN DIEGO TRACT NO. TM 5223 RPL-3
SHADOW RUN RANCH, PAUMA VALLEY
PRELIMINARY GRADING PLAN

SHEET 1 OF 4

OWNER/SUBDIVIDER

SHERRILL ANN SCHOEPE, GENERAL PARTNER
SHADOW RUN RANCH, LLC
PO BOX 1249
PAUMA VALLEY, CA 92061
(760) 742-1893

PLANNERS

TRS CONSULTANTS
438 CAMINO DEL RIO SOUTH, SUITE 223
SAN DIEGO, CA 92108
(619) 299-2525

ENGINEER

MASSON & ASSOCIATES INC.
200 E. WASHINGTON AVE. SUITE 200
ESCONDIDO, CA 92025
(760) 741-3570

BRUCE A. TAIT, R.C.E. C032247
EXP. 12/31/2014



ZONING

USE REGULATIONS	NORTHWESTERLY PORTION	SOUTHEASTERLY PORTION
NEIGHBORHOOD REGS.	M	M
DENSITY	.25	.25
LOT SIZE	4 AC.	4 AC.
BUILDING TYPE	C	C
MAX. FLR. AREA	-	-
FLR. AREA RATIO	-	-
HEIGHT	G	G
COVERAGE	-	-
SETBACK	C	C
OPEN SPACE	-	-
SPECIAL AREA REGS.	F	-

LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: PORTIONS OF SECTIONS 5&6, T10S, R1W, S.B.B.M. & PORTIONS OF SECTIONS 31&32, T9S, R1W, S.B.B.M.

NOTES

1. ZONING - EXISTING: (A70) LIMITED AGRICULTURE
2. GENERAL PLAN LAND USE DESIGNATION: - EXISTING: (19) AGRICULTURE
3. COMMUNITY PLAN: PALA/PAUMA SUBREGIONAL PLAN
4. GENERAL PLAN REGIONAL CATEGORY: ESTATE DEVELOPMENT AREA (EDA)
5. MINIMUM LOT SIZE: 2 AC (GROSS)
6. TOTAL LOTS: 47 TOTAL, 44 RESIDENTIAL, 3 OPEN SPACE
7. SITE AREA: 248.26 AC. GROSS
8. SITE ADDRESS: NORTH SIDE OF PALA ROAD (SR-76), WEST OF ADAMS DRIVE
9. CALIFORNIA COORDINATE INDEX: 427-1764
10. SOURCE OF TOPOGRAPHY: IDAHO MAPPING SERVICES, BOISE, IDAHO ON 09-15-2000
11. ASSESSOR'S PARCEL NO'S: 111-080-07, 08, 09, 10, 18, & 19; 111-070-12 & 13; PORTIONS OF 111-080-14, 15, & 16
12. WATER SUPPLIED BY: YUMA M.W.D.
13. SEWAGE SUPPLIED BY: INDIVIDUAL SEWER SEPTIC SYSTEMS DESIGN BY: VINJE MIDDLETON
14. GAS SUPPLIED BY: PROPANE TANKS AND DELIVERY SERVICE ON EACH LOT
15. ELECTRIC SUPPLIED BY: SAN DIEGO GAS & ELECTRIC
16. FIRE PROTECTION: CALIFORNIA DEPARTMENT OF FORESTRY AND FIRE PROTECTION
17. SCHOOL DISTRICTS: FALLBROOK UNION HIGH SCHOOL, VALLEY CENTER-PAUMA UNIFIED
18. LEGAL ACCESS: HIGHWAY 76
19. BOUNDARY INFORMATION HAS BEEN COMPILED FROM RECORD DATA
20. GRADING AS SHOWN, AND PURSUANT TO THE COUNTY GRADING ORDINANCE
21. ALL IMPROVEMENTS TO COUNTY OF SAN DIEGO STANDARDS
22. PROPOSED PRIVATE DRIVEWAYS TO BE GRADED TO 20" WIDTH WITH 16" PAVED, PER COUNTY STANDARD DS-7
23. GRADING OF DRIVEWAYS AND PADS SHALL BE DONE INDIVIDUALLY
24. TAX RATE AREA: 94143 AND 94158
25. NO STREET LIGHTS ARE PROPOSED
26. ASSOCIATED PERMITS: M.U.P. / P.R.D.
27. BOUNDARY ADJUSTMENT 00-0205 SUBMITTED PREVIOUSLY, TO RECORD PRIOR TO T.M.

PARK LAND DEDICATION STATEMENT

THE SUBDIVIDER SHALL PAY PARK IN LIEU FEES PURSUANT TO CHAPTER 1 OF DIVISION 10 OF TITLE 8 OF THE SAN DIEGO COUNTY CODE, PRIOR TO APPROVAL OF FINAL MAP, AND WILL REQUEST A CREDIT FOR UP TO 50% OF PARK FEES FOR AN ONSITE PRIVATE PARK, THE DESIGN OF WHICH IS SHOWN ON THE MAJOR USE PERMIT PLOT PLAN (PDS2000-3300-00-030).

SPECIAL ASSESSMENT STATEMENT

THE SUBDIVIDER DOES NOT PROPOSE TO REQUEST THE BOARD OF SUPERVISORS FOR PERMISSION TO INITIATE PROCEEDINGS UNDER A SPECIAL ACT FOR CONSTRUCTION OF ANY OF THE SUBDIVISION IMPROVEMENTS.

SOLAR ACCESS STATEMENT

THIS IS A SOLAR SUBDIVISION AS REQUIRED BY SECTION 81.401(m) OF THE SUBDIVISION ORDINANCE. ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF UNRESTRICTED ACCESS TO SUNLIGHT ON THE BUILDABLE PORTION OF THE LOT.

ACCESS NOTE

IT IS THE RESPONSIBILITY OF THE SUBDIVIDER TO PROVIDE INSURABLE ACCESS TO EACH PARCEL CREATED BY THIS MAP.

EARTHWORK QUANTITIES **

CUT 63,660.0 CY. FILL 63,660.0 CY. IMPORT/EXPORT 0 CY. BALANCE

** NOTE: EARTHWORK QUANTITIES ARE ESTIMATES ONLY. EARTHWORK QUANTITIES INDICATED ARE RAW VOLUMES TO FINISHED SURFACE AND ARE ESTIMATES FOR PERMIT PURPOSES ONLY. QUANTITIES DO NOT INCLUDE ANY ALLOWANCES FOR STREET UNDERCUT, FOOTING/TRENCHING SPOILS ETC..

CONTRACTOR RESPONSIBLE FOR REVIEWING AND IMPLEMENTING THE RECOMMENDATIONS IN THE SOILS REPORT AND VERIFYING QUANTITIES PRIOR TO BIDDING.

SOILS ENGINEER

VINJE & MIDDLETON ENGINEERING
2450 VINEYARD AVENUE
ESCONDIDO, CA 92025
(760) 743-1504

THIS DOES NOT CONSTITUTE APPROVAL OR DISAPPROVAL; INFORMATION HAS BEEN SUBMITTED TO THE COUNTY OF SAN DIEGO DEPARTMENT OF ENVIRONMENTAL HEALTH IN SATISFACTORY FORM ON JULY 2005 REF. # VH0730



LOT MAP AND SHEET INDEX

SCALE: 1" = 200'



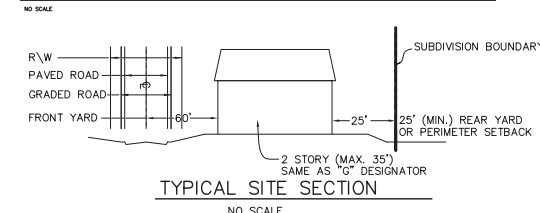
SCALE IN FEET
GRAPHIC SCALE
1"=200'

CAIF. COORD. INDEX: 427-1764

LEGEND TM

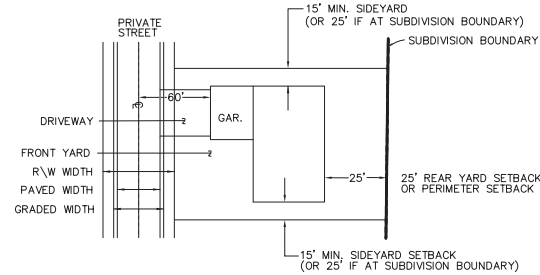
- 2nd FLOOR NOISE EASEMENT REQ.
- LOT#
- STORM DRAIN
- AC BERM / 8' TRAIL
- SUB BOUNDARY
- FIRE CLEARING
- PROPOSED WATER
- EXISTING YUMA WATER
- PROPOSED YUMA WATER
- DIRECTION OF DRAINAGE
- HYDRO-MOD BASIN
- FILL SLOPES 2:1 MAX
- CUT SLOPES 2:1 MAX

VICINITY MAP



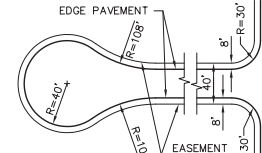
TYPICAL SITE SECTION

NO SCALE



TYPICAL SITE PLAN

NO SCALE

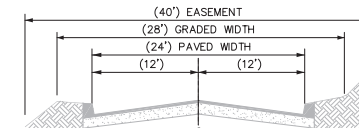


TYPICAL CUL DE SAC DETAIL

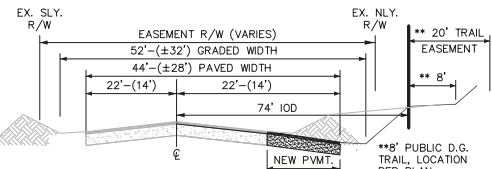
NOT TO SCALE

TYPICAL STREET SECTIONS

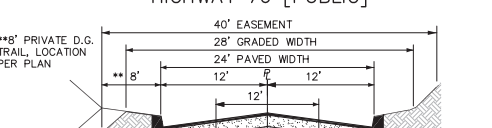
STREET GRADES	STRUCTURAL SECTION
0% TO 10%	DISINTEGRATED GRANITE
10% TO 15%	2" AC OVER 6" CLASS II AB (MINIMUM) OR PER SOIL ENGINEER'S RECOMMENDATIONS
15% TO 20%	3" AC OVER 7" CLASS II AB (MINIMUM) OR PER SOIL ENGINEER'S RECOMMENDATIONS



TYPICAL SECTION ADAMS DRIVE [EXISTING] "PRD 6"



TYPICAL SECTION HIGHWAY 76 [PUBLIC]



TYPICAL SECTION PROPOSED PRIVATE ROADS

NOTE: THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN VALID GRADING PERMITS BEFORE COMMENCING SUCH ACTIVITY.

FUTURE MOUNTAIN DEVELOPMENT
APN 130-010-34

FOR DETAIL OF GRADING
SEE SHEETS 2 & 3